

EXHIBIT D

AFFIDAVIT OF JOSE PORTILLO

I, Jose Portillo, solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

- 1) I am over the age of 18 and am qualified to provide the testimony herein.
- 2) I am a resident of Fairfax Virginia.
- 3) I was a paralegal in the Post Sale department at the Fairfax, Virginia office of the Law Firm of **Shapiro and Burson, LLP** located 13135 Lee Jackson Highway, Suite 201 Fairfax, Virginia 22033) where John S. Burson is the managing partner, from approximately April 30, 2008 until February 9, 2011.
- 4) My supervisor was Gloria Faria and Leanna Kennebeck.
- 5) In my capacity as a Paralegal, I was responsible for post auction sale processing of foreclosed properties including at one point tracking properties through the ratification procedure in the local circuit courts of Maryland and with my last task as an employee preparing Trustee's Deeds, processing and recording of these deeds in all Maryland counties transferring the foreclosed property back to the purchasing lender.
- 6) The Trustee's Deeds I prepared were to be executed by a lawyer in the firm who was to sign each deed as trustee transferring the foreclosed property back to the lender who purchased the property at auction.
- 7) I was also a Notary in the office and notarized some of the above referenced deeds.
- 8) I personally prepared and witnessed the preparation of deeds by other paralegals in the post sale department of Shapiro and Burson, LLP. I and other paralegals were directed to prepare these deeds with a signature line for William M. Savage, an attorney with the law firm of Shapiro and Burson, LLP.



- 9) The signature line for William M. Savage was included on each deed in his capacity as trustee transferring the property back to the lender after the foreclosure auction and ratification of sale.
- 10) I and the other paralegals in the department were instructed by Mr. Savage and Gloria Faria to prepare these deeds and place them in his office or adjoining room for review and signature at a later time.
- 11) I was told on more than one occasion by Mr. Savage that another attorney other than Mr. Savage would be coming in to review and sign Mr. Savage's name to each deed even though the deed represented that Mr. Savage was the signer.
- 12) I personally witnessed on more than one occasion an attorney by the name of Matthew McDowell who also works for the U.S Patent and Trademark Office, come in and review and sign William Savage's name to the deeds referenced above.
- 13) In my estimation approximately 70% to 75% of the deeds I and others prepared in my department were signed by Matthew McDowell using William Savage's name. Consisting of over one thousand deeds prepared by the entire department and later recorded.
- 14) Attached hereto as Exhibits A, B, C, are several deeds which purport to be the signature of William M. Savage but in fact are the signature of Matthew McDowell.
- 15) Attached hereto as Exhibits 1, 2, 3, are several deeds which reflect the true signature of William M. Savage.



- 16) After Mr. McDowell signed Mr. Savage's name on these deeds they were then returned to me and others in the office without Mr. Savage ever having examined the deed in question. At this time we were instructed to notarize the deeds.
- 17) The names of other notaries who were instructed in the same manner consist of: Sharon L. Huddleston (VA #263534), Maureen E. Bravo (VA #129034), Venetta A. Martin (VA #356730), Lisa M. Handy (VA #7332090), Dwight M. Taylor (VA #7332078), Nancy M. Dinnin (VA #7229644) and Drew W. Ernest (VA #7332086).
- 18) These deeds were then recorded in all Maryland Counties transferring the foreclosed property back to the purchasing lender comprising more than a thousand instruments.
- 19) A good number of trustee's deeds were sent to settlement attorneys performing the closing to record the instrument following the re-purchase of the property. A good number of said deeds were also signed by Matt McDowell.
- 20) In October of 2010 or around such time, the firm did change their policy to require each attorney to review and personally sign each deed prepared with their signature line. No reason was given for this policy change but the timeframe fell within the period the "robo-signing" controversy with lenders became public.
- 21) In addition to the deeds signed by Mr. McDowell, he also signed William Savage's name on accompanying Affidavits accompanying the deed at the time of recordation.
- 22) The aforesaid affidavits consisting of: Affidavit of Consideration with Attorney's Certificate, Affidavit of Non-Military Status, and Affidavit as to Total Payment.
- 23) I also on several occasions witnessed my supervisor, Gloria Faria signing John Burson's signature on affidavits and trustee's deeds. She would laugh it off and say to me "Mr. Burson has given me carte-blanche."



- 24) The deeds were recorded through out the state of Maryland in all twenty four counties.
- 25) The deed conveyed the title back to the many Lenders the firm represented, this practice was not limited to just one lender rather it applied to all.
- 26) I am also aware that in the foreclosure filing department, a notary by the name of Susan Cornelius was instructed by Leanna Kennebeck, the Director of Operations at Shapiro & Burson to leave stacks of MERS Assignments on Leanna's desk to be reviewed and signed at a later time. Subsequent to Leanna signing the MERS Assignments, which occurred out of the presence of Susan, the stack documents were returned to Susan to be notarized.
- 27) Susan Cornelius was told on more than one occasion by Leanna Kennebeck to "keep your head down and do your job," which Susan described to me as meaning "keep your mouth shut and don't question what's going on. Do your job, do what I tell you to do."
- 28) In the court case with civil number CAE07-30256 (Burson vs Ball) in Prince George's County Circuit Court, I have reviewed the documents included in that case file and I attest to the following:
- A. Affidavit of Lost Note (Foreclosure) states that "The Note has been lost or destroyed and cannot be produced. I, Jose Portillo, signed that document as 'Agent for the Lender.'" I attest I had no knowledge of the content a "Lost Note Affidavit" or how or what role said document played into the foreclosure case of CAE07-30256 or any foreclosure case for I had not been trained in the dynamics on the aforesaid document. I was not granted the title of 'Agent for Lender' by IndyMac Bank F.S.B., neither written nor otherwise. I furthermore had no authority given to me by any party from the Lender or anyone to be their agent. Furthermore, I had no idea what



had become of the original Note, and was not in a position to claim it had been lost or destroyed. I was simply instructed to sign the document by Sharon Huddleston which she later notarized. This affidavit was subsequently filed in the court on September 15, 2008. Made part of this Affidavit in the form of attachment entitled Exhibit A-1. To my knowledge, Shapiro & Burson's policies and practices did not require documentation from lenders proving ownership of the notes prior to commencing the foreclosure process. That was the case in Burson v. Ball, where I was told to sign an affidavit certifying that the lender owned the note without being given any documents to support that assertion.

- B. The Praecipe submitted requesting the Order of Ratification bearing William M. Savage's does not appear to be Mr. Savage's real signature. On many occasions, I witnessed Sharon Huddleston signing Mr. Savage's name to said documents in efforts of maximizing the number of sale ratification from the court. In most occasions, Mr. Savage never reviewed the documents bearing his supposed signature before they were filed with respective Maryland courts. Hereto attached as Exhibit A-2.
- C. The signatures of the Principals on the Trustees Bond by Lexington National Insurance Corporation, submitted to the Prince George's County Circuit Court, Civil Division also appear NOT to be the true parties' signatures, but they are all signed by one person on the document. They are not the true signatures of John S. Burson, William M. Savage, Gregory N. Britto, Jason Murphy, Kristine D. Brown and Eric W. Yoder. I witnessed Aimee Suzuki who works in the Maryland Foreclosure Sales department at Shapiro & Burson sign the names of all the aforementioned trustees on other foreclosure bonds. I am not attesting that Aimee signed the foreclosure bond




for civil case CAF07-30256. This was the standard business practice at the law firm of Shapiro & Burson. In this particular case it appears all signatures reflected on the Foreclosure Bond were executed by Aimee's predecessor, Jennifer Shepherd who at the time was handling the MD Foreclosure Sales at the firm. The Foreclosure Bond is made part of this Affidavit as Exhibit A-3.

D. The Trustee's Deed dated December 9, 2008 and recorded in the Land Records of Prince George's County in Liber 30227 at Folio 348, signed by William M. Savage does not bear the same signature as William M. Savage's purported signature on the Praecipe (Attached as Exhibit A-2) filed with the court requesting the order of sale ratification. As stated previously, it appears to be the signature of Sharon Huddleston. Around this time period the practice at Shapiro & Burson was to leave stacks of deeds on William Savage's office for later review and signing. This particular signature of "William Savage" likely occurred outside the presence of a notary public. It is very possible the acknowledgement by Sharon Huddleston on this trustee's deed was probably signed with a pile of other deeds and the signature not personally witnessed by Sharon Huddleston as required by the Office of the Secretary of the Commonwealth of Virginia. A copy of the Trustee's Deed is attached as Exhibit A-4.

SIGNATURE PAGE TO FOLLOW



I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.



JOSE PORTILLO

March 26, 2011

DATE

11:56 A.M.



WITNESS

3/26/11

DATE

11:57 am

Notary Public Virginia

Sal Cooley Elliott 3/26/11

My Commission Expires August 30, 2011

Vienna, Virginia

Affidavit of Jose Portillo
3.27.2011
EXHIBIT A

38450 182

WITNESS the hands and seals of the Party of the First Part:



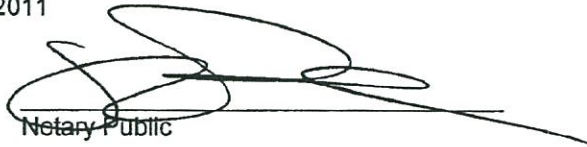
William M. Savage, SOLE ACTING SUBSTITUTE
TRUSTEE

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to wit:

I, Jose M. Portillo, a notary public for the Commonwealth of Virginia, at large, do hereby certify that William M. Savage, Attorney, SOLE ACTING SUBSTITUTE TRUSTEE, as aforesaid, is personally well known to me and personally appeared before me and acknowledged the foregoing Deed to be his/her act and deed.

Given under my hand this 11th day of November, 2009

My commission expires: August 31, 2011



Notary Public



38450 183

Exhibit "A"
Legal Description

Unit numbered 14-14615 in a Plan of Condominium Subdivision styled "Plat and Plan of Condominium Subdivision-Georgian Colonies Condominium No. Three", as per plat thereof recorded in Condominium Plat Book 16, at plat 1619 among the Land Records of Montgomery County, Maryland, being part of the land and premises declared to the subject to a horizontal property regime by a certain Declaration dated the 13th day of November, 1975, recorded the 12th day of December, 1975, in Liber 4727, at folio 86 among the Land Records of aforesaid.

The improvements thereon being known as 14615 King Lear Court, Silver Spring, MD 20906

38450 184

AFFIDAVIT OF CONSIDERATION
ATTORNEY'S CERTIFICATE

I, William M. Savage, HEREBY CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE ACTUAL CONSIDERATION PAID OR TO BE PAID FOR THE AFOREGOING CONVEYANCE, INCLUDING THE AMOUNT OF ANY MORTGAGE OR DEED OF TRUST ASSUMED BY THE GRANTEE, IS IN THE SUM TOTAL OF \$170,111.00; THAT THE FOREGOING DEED WAS PREPARED UNDER MY SUPERVISION; THAT I AM AN ATTORNEY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND; AND THAT I AM ONE OF THE PARTIES TO THIS INSTRUMENT.



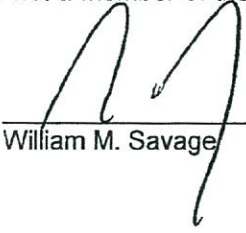
William M. Savage

Return to: SHAPIRO & BURSON, LLP
13135 LEE JACKSON HIGHWAY
SUITE 201
FAIRFAX, VA 22033

38450 185

AFFIDAVIT OF NON-MILITARY STATUS

I, William M. Savage, being first duly sworn on oath, depose and say that I am the agent of Deutsche Bank National Trust Company as Trustee for Morgan Stanley MSAC 2006-HE2, and that to the best of my belief MARIAN AYENSU, is/are not in the military service of the U.S.; is/are not in the military service of any ally of the U.S.; has/have not been ordered to report for induction under the Selective Training and Service Act of 1940, as amended; is/are not a member of the Enlisted Reserve Corps who has been ordered to report for military service.



William M. Savage

STATE OF VIRGINIA
COUNTY OF FAIRFAX

Subscribed and sworn to before me, a Notary Public in and for the aforesaid jurisdiction this 11th day of November, 2009.



NOTARY PUBLIC

MY COMMISSION EXPIRES: August 31, 2011



38450 186

AFFIDAVIT AS TO TOTAL PAYMENT

THE undersigned certifies under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belief, in accordance with § 10-912(b)(2) of the Tax-General Article of the Annotated Code of Maryland, (the "Withholding Law"):

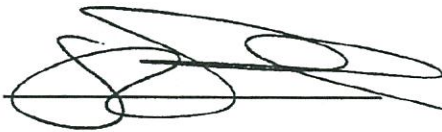
1) That I am/we are the transferor(s), [or agent of the transferor(s) if so indicated], of that real property described in the accompanying deed.

2) The amount of total payment for the purpose of the Withholding Law is \$170,111.00. This amount is to be audited by a court appointed Auditor pursuant to Maryland Rule 2-543.


3) That pursuant to § 10-912(d)(3) said transfer is exempt as it is transferred pursuant to a foreclosure.

Dated this 11th day of November, 2009

WITNESS:



TRANSFEROR(S)



WILLIAM M. SAVAGE, SOLE ACTING
SUBSTITUTE TRUSTEE

08-132423

38450

187

State of Maryland Land Instrument Intake Sheet										
<input type="checkbox"/> Baltimore City <input checked="" type="checkbox"/> County MONTGOMERY										
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only. (Type or Print in Black Ink Only—All Copies Must Be Legible)										
1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached. <input checked="" type="checkbox"/> Deed of Trust Mortgage Lease Other _____ Other _____								
2	Conveyance Type Check Box	<input checked="" type="checkbox"/> Improved Sale Arms-Length [1] <input type="checkbox"/> Unimproved Sale Arms-Length [2] <input type="checkbox"/> Multiple Accounts Arms-Length [3] <input type="checkbox"/> Not an Arms-Length Sale [9]								
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation _____ State Transfer _____ County Transfer _____								
4	Consideration and Tax Calculations	Consideration Amount				Finance Office Use Only Transfer and Recordation Tax Consideration				
		Purchase Price/Consideration		\$ 170,111.00		Transfer Tax Consideration		\$		
		Any New Mortgage		\$		X () % =		\$		
		Balance of Existing Mortgage		\$		Less Exemption Amount =		\$		
		Other:		\$		Total Transfer Tax =		\$		
		Other:		\$		Recordation Tax Consideration		\$		
		Full Cash Value:		\$		X () per \$500 =		\$		
						TOTAL DUE		\$		
5	Fees	Amount of Fees		Doc. 1		Doc. 2		Agent:		
		Recording Charge		\$ 40.00		\$		Tax Bill:		
		Surcharge		\$		\$				
		State Recordation Tax		\$ 1,176.45		\$				
		State Transfer Tax		\$ 850.56		\$				
		County Transfer Tax		\$ 1,701.11		\$		C.B. Credit		
		Other		\$		\$				
		Other		\$		\$		Ag. Tax/Other:		
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio		Map		Parcel No.	Var. LOG	
		13	01727511	31181 at Page 790					<input type="checkbox"/> (5)	
		Subdivision Name			Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
		Colonies Condominium								
		Location/Address of Property Being Conveyed (2)								
		14615 KING LEAR CT, #14, SILVER SPRING, MD 20906								
		Other Property Identifiers (if applicable)							Water Meter Account No.	
		Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: _____								
		Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: _____								
		If Partial Conveyance, List Improvements Conveyed: _____								
7	Transferred From	Doc. 1 – Grantor(s) Name(s)				Doc. 2 – Grantor(s) Name(s)				
		William M. Savage, Substitute Trustee								
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)				Doc. 2 – Owner(s) of Record, if Different from Grantor(s)				
8	Transferred To	Doc. 1 – Grantee(s) Name(s)				Doc. 2 – Grantee(s) Name(s)				
		DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE								
		New Owner's (Grantee) Mailing Address								
		10790 Rancho Bernardo Rd San Diego, CA 92127								
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)				Doc. 2 – Additional Names to be Indexed (Optional)				
10	Contact/Mail Information	Instrument Submitted By or Contact Person						<input checked="" type="checkbox"/> Return to Contact Person		
		Name: JPortillo						<input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided		
		Firm SHAPIRO & BURSON, LLP								
		Address: 13135 Lee Jackson Hwy, Suite 201 Fairfax, Va. 22033								
		Phone: (703) 261-7459								
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER									
	Assessment Information	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Will the property being conveyed be the grantee's principal residence?						
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Does transfer include personal property? If yes, identify: _____						
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).						
Assessment Use Only – Do Not Write Below This Line										
Terminal Verification		Agricultural Verification		Whole _____ Part _____		Tran. Process Verification				
Transfer Number		Date Received:		Deed Reference:		Assigned Property No.:				
Year	20	20	Geo.	Map	Sub	Block	Land	Lot	Occ. Cd.	
Buildings			Zoning	Grid	Plat					
Total			Use	Parcel	Section					
			Town Cd.	Ex. St.	Ex. Cd.					
REMARKS:										
MO CIRCUIT COURT (L. S. Records) [MSA CE 63-38407] LEK 38450, p. 0187. Printed 03/01/2011. Online 12/10/2009										

Space Reserved for County Validation

Distribution

White – Clerk's Office
Pink – Office of FinanceCyan – SDAT
Goldend – Preparer

ADC-CC-300 (5/2007)

Affidavit of Jose Portillo
3.27.2011
EXHIBIT A-1

Exhibit A

AFFIDAVIT OF LOST NOTE
(FORECLOSURE)

STATE OF VIRGINIA
COUNTY OF FAIRFAX

This day personally appeared before me, a notary public in and for the jurisdiction aforesaid, the undersigned, with the authority to act as agent/attorney for INDYMAC BANK F.S.B. (LENDER), who made oath before me in my jurisdiction aforesaid, that the aforesaid Lender was the note holder under a certain deed of trust from PAMELA BALL to K. HOVNANIAN AMERICAN MORTGAGE, LLC Trustee(s), dated November 30, 2006, and recorded among the land records of the COUNTY OF PRINCE GEORGE'S, State of Maryland, in Deed Book 27161 at Page 023, to secure an indebtedness in the original principal amount of \$355,700.00, and that the said Lender is authorized and entitled to receive payment of the debt evidenced by the note and that said note: (check where applicable)

_____ has been credited in the amount of \$ _____ a result of the foreclosure of the deed of trust, which sale was held on _____.

_____ has been satisfied by the process of said sale;

 X has been lost or destroyed and cannot be produced.

FILED

SEP 15 2008

State of VIRGINIA
County of FAIRFAX
CLERK OF THE CIRCUIT COURT
FOR PRINCE GEORGES COUNTY, MD.

Lender: INDYMAC BANK F.S.B.

By: 
Name: JOSE PORTILLO
Title: AGENT FOR LENDER

Subscribed, sworn to and acknowledged before me by Sharon L. Huddleston, AGENT of the above mentioned Lender of this 27th day of August, 2008, on behalf of the corporation.

(SEAL)


Notary Public

Return to:
SHAPIRO & BURSON, LLP
13135 LEE JACKSON HIGHWAY, SUITE 201
FAIRFAX, VA 22033
07-113420P

MY COMMISSION EXPIRES: 04/30/2010

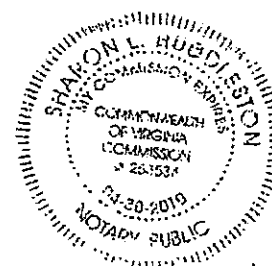


Exhibit
A-7
#1e

Affidavit of Jose Portillo

3.27.2011

EXHIBIT A-2

EC7-30256

IN THE CIRCUIT COURT FOR COUNTY OF PRINCE GEORGE'S, MARYLAND

JOHN S. BURSON
ET AL
TRUSTEE(S)

Plaintiff(s)

vs.

PAMELA BALL

Defendant(s)
Mortgagor(s)


CIVIL NO. CAE07-30256

PRAECIPE

TO THE CLERK:

The Clerk will please file the attached Certificate of Publication (NISI) for the above civil case.

PLEASE SUBMIT THE ABOVE CASE TO THE JUDGE FOR RATIFICATION.


WILLIAM M. SAVAGE,
SHAPIRO & BURSON, LLP
13135 LEE JACKSON HIGHWAY
SUITE 201
FAIRFAX, VA 22033
(703) 449-5800

07-113420P
January 26, 2008

EC7-30256
x2


Affidavit of Jose Portillo
3.27.2011
EXHIBIT A-3

[Handwritten signature]

Affidavit of Jose Portillo
3.27.2011
EXHIBIT A-4

30227 353

AFFIDAVIT AS TO TOTAL PAYMENT

THE undersigned certifies under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belief, in accordance with § 10-912(b)(2) of the Tax-General Article of the Annotated Code of Maryland, (the "Withholding Law"):

1) That I am/we are the transferor(s), [or agent of the transferor(s) if so indicated], of that real property described in the accompanying deed.

2) The amount of total payment for the purpose of the Withholding Law is \$371,000.00. This amount is to be audited by a court appointed Auditor pursuant to Maryland Rule 2-543.

3) That pursuant to § 10-912(d)(3) said transfer is exempt as it is transferred pursuant to a foreclosure.

Dated this 9th day of December, 2008

WITNESS:

Sharon Huddleston

TRANSFEROR(S)


WILLIAM M. SAVAGE, SOLE ACTING
SUBSTITUTE TRUSTEE

30227 354

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ Prince Georges County
 Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
 (Type or Print in Black Ink Only—All Copies Must Be Legible)

1 Type(s) of Instruments ☐ Check Box if addendum Intake Form is Attached.

2 Conveyance Type Check Box
☒ Improved Sale Arms-Length [1] ☐ Unimproved Sale Arms-Length [2] ☐ Multiple Accounts Arms-Length [3] ☐ Not an Arms-Length Sale [9]

3 Tax Exemptions (if applicable)
 Cite or Explain Authority
 Recordation
 State Transfer
 County Transfer

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	\$ 371,000.00	Transfer Tax Consideration	\$
Any New Mortgage	\$	X () % =	\$
Balance of Existing Mortgage	\$	Less Exemption Amount	\$
Other:	\$	Total Transfer Tax	\$
Other:	\$	Recordation Tax Consideration	\$
Full Cash Value:	\$	X () per \$500 =	\$
		TOTAL DUE	\$

5 Fees

Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	\$ 40.00	\$	
Surcharge	\$	\$	
State Recordation Tax	\$	\$	
State Transfer Tax	\$	\$	
County Transfer Tax	\$	\$	
Other	\$	\$	
Other	\$	\$	

6 Description of Property
 SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
07	3799574	27181/23			(5)
Subdivision Name					
RETREAT AT FAIRWOOD TOWNHOME CONDOMINIUM					
Location/Address of Property Being Conveyed (2)					
12734 GLADYS RETREAT CIRCLE, UNIT 68, BOWIE, MD 20720					
Other Property Identifiers (if applicable)					
Water Meter Account No.					
Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:					
Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Am. of SqFt/Acreage Transferred:					
If Partial Conveyance, List Improvements Conveyed:					
Doc. 1 - Grantor(s) Name(s)					
WILLIAM M. SAVAGE, SUBSTITUTE TRUSTEE					
Doc. 2 - Grantor(s) Name(s)					
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)					
Doc. 2 - Owner(s) of Record, if Different from Grantor(s)					
Doc. 1 - Grantee(s) Name(s)					
FEDERAL HOME LOAN MORTGAGE CORPORATION					
Doc. 2 - Grantee(s) Name(s)					
New Owner's (Grantee) Mailing Address					
5000 PLANO PARKWAY, CARROLLTON, TX 75010					
Doc. 1 - Additional Names to be Indexed (Optional)					
Doc. 2 - Additional Names to be Indexed (Optional)					

7 Transferred From

8 Transferred To

9 Other Names to Be Indexed

10 Contact/Mail Information

Instrument Submitted By or Contact Person		Return to Contact Person	
Name: S. HUDDLESTON		<input checked="" type="checkbox"/> Return to Contact Person	
Firm: Law Office of Shapiro & Burson, LLC		<input type="checkbox"/> Hold for Pickup	
Address: 13135 Lee Jackson Hwy, Suite 201		<input type="checkbox"/> Return Address Provided	
Fairfax, VA 22033	Phone: (703) 449-5800		

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

Yes ☒ No ☐ Will the property being conveyed be the grantee's principal residence?

Yes ☒ No ☐ Does transfer include personal property? If yes, identify:

Yes ☒ No ☐ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

Terminal Verification		Agricultural Verification		Whole		Part		Trans. Process Verification		
Transfer Number	Date Received	Deed Reference:	Assigned Property No.:	Year	20	20	Geo.	Map	Sub	Block
Land							Zoning	Grid	Plat	Lot
Buildings							Use	Parcel	Section	Occ. Cd.
Total							Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

PG CIRCUIT COURT (Land Records) 04/07/2011 PM 03:27, p. 0334, Printed 03/23/2011, Online 12/17/2009.

Distribution: Who - Clerk's Office, Pink - Office of Finance, Canary - SDAT, Goldenrod - Preparer, AOC-CC-300 (5/2007)

Affidavit of Jose Portillo
3.27.2011
EXHIBIT B

36946 285

S & B No. 07-111905P

FEE SIMPLE TRUSTEE'S DEED

THIS TRUSTEE'S DEED is made this 26th day of February, 2009, by and between William M. Savage, SOLE ACTING SUBSTITUTE TRUSTEE, 13135 Lee Jackson Highway, Suite 201, Fairfax, Virginia 22033, Party of the First Part, and U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, 10790 Rancho Bernardo Rd., San Diego, CA 92127, the Party of the Second Part.

WITNESSETH THAT:

WHEREAS, by Deed of Trust dated April 7, 2006, and duly recorded among the land records of the COUNTY OF MONTGOMERY, in Liber/Book 32270 at Page 193, MYRON DARK did grant and convey the property described hereinafter to PREMIER TITLE, TRUSTEE(S), in trust to secure the payment of the original principal sum of \$288,000.00, with interest thereon as stated in the promissory note (hereinafter referred to as "Note") evidencing said indebtedness; and

WHEREAS, John S. Burson, William M. Savage, Gregory N. Britto, Jason Murphy, Kristine D. Brown and Erik W. Yoder have been appointed by instrument duly recorded among the land records of the said COUNTY OF MONTGOMERY, as Substitute Trustees, any one of whom may act, to execute the Deed in accordance with the terms thereof to the same extent as is they had been originally designated as such Trustees; and

WHEREAS, the Party of the First Part, by the terms of said Deed of Trust, were empowered upon default in payment of principal of interest secured by said Deed of Trust and upon request of the beneficiary thereof to sell the hereinafter described real property (hereinafter referred to as "Property") at public auction; and

WHEREAS, the default was made in the payment of the Note, and the holder thereof requested said Party of the First Part to sell the Property pursuant to the power of sale contained in said Trust; and

WHEREAS, the Party of the First Part posted bond and advertised the place, time and terms of the sale, and exposed the Property to sale at public auction on October 22, 2008 at 10:58 AM, to the highest bidder for cash, all in strict accordance with the terms of the Deed of Trust, at which sale U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE became the purchaser of the property for the sum of Two Hundred Four Thousand Eight Hundred Thirty-Nine Dollars and No Cents (\$204,839.00), that being the highest bid; and

WHEREAS, said sale was ratified by a Judge of the Circuit Court of the County in which the Property is located in Civil (Equity) No. 287549V, on February 18, 2009;

WHEREAS, none of the parties in interest is entitled to the benefits of the Soldiers and Sailors' Civil Relief Act; and

NOW, THEREFORE, in consideration of the said property and the amount of the aforementioned prevailing bid paid by the Party of the Second Part to the Party of the First Part, at and before the sealing and delivery of this Deed, receipt of which is hereby acknowledged, which sum is to be appropriated and applied as provided in the Deed of Trust, the Party of the First Part grant and convey unto U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, the party of the Second Part WITH SPECIAL WARRANTY OF TITLE all of the following described Property, with its appurtenances, situated in COUNTY OF MONTGOMERY, Maryland, to wit:

SEE EXHIBIT A

Property Address: 13827 PALMER HOUSE WAY, UNIT 32-236, Silver Spring, MD 20904

MONTGOMERY COUNTY, MD

APPROVED BY [Signature]

APR 13 2009

\$144.50 RECORDATION TAX PAID
\$204,839.00 TRANSFER TAX PAID

2009 APR 13 P 3:03

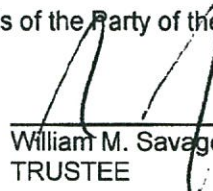
20.00
20.00
1,024.20
1,064.20
233.88
3312
63:00 PM

102420
20
30
400

Exhibit B

36946 286

WITNESS the hands and seals of the Party of the First Part:



William M. Savage, SOLE ACTING SUBSTITUTE
TRUSTEE

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to wit:

I, Jose M. Portillo, a notary public for the Commonwealth of Virginia, at large, do hereby certify that William M. Savage, Attorney, SOLE ACTING SUBSTITUTE TRUSTEE, as aforesaid, is personally well known to me and personally appeared before me and acknowledged the foregoing Deed to be his/her act and deed.

Given under my hand this 26th day of February, 2009

My commission expires: August 31, 2011



Notary Public



36946 287

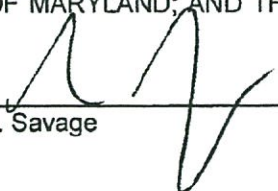
Exhibit A

BEING PART OF THE PRORATED UNDIVIDED INTEREST of Unit 236, Building 32 in the common elements of the property known as Greencastle Manor Condominium No. 2 and more particularly described as parcel 5-85-2361627. The property is also a part of parcel B of Greencastle Wood Subdivision as delineated on plats recorded in Plat Book 119 as Plat 14013 and Plat Book 115 as Plat 13675 among the Land Records of Montgomery County, Maryland.

36946 288

AFFIDAVIT OF CONSIDERATION
ATTORNEY'S CERTIFICATE

I, William M. Savage, HEREBY CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE ACTUAL CONSIDERATION PAID OR TO BE PAID FOR THE AFOREGOING CONVEYANCE, INCLUDING THE AMOUNT OF ANY MORTGAGE OR DEED OF TRUST ASSUMED BY THE GRANTEE, IS IN THE SUM TOTAL OF \$204,839.00; THAT THE FOREGOING DEED WAS PREPARED UNDER MY SUPERVISION; THAT I AM AN ATTORNEY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND; AND THAT I AM ONE OF THE PARTIES TO THIS INSTRUMENT.



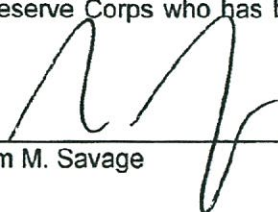
William M. Savage

Return to: SHAPIRO & BURSON, LLP
13135 LEE JACKSON HIGHWAY
SUITE 201
FAIRFAX, VA 22033

36946 289

AFFIDAVIT OF NON-MILITARY STATUS

I, William M. Savage, being first duly sworn on oath, depose and say that I am the agent of U.S. BANK NATIONAL ASSOCIATION, TRUSTEE FOR LEHMAN BROTHERS STRUCTURED ASSET SECURITIES CORPORATION SASCO 2006-BC2, and that to the best of my belief MYRON DARK, is/are not in the military service of the U.S.; is/are not in the military service of any ally of the U.S.; has/have not been ordered to report for induction under the Selective Training and Service Act of 1940, as amended; is/are not a member of the Enlisted Reserve Corps who has been ordered to report for military service.



William M. Savage

STATE OF VIRGINIA
COUNTY OF FAIRFAX

Subscribed and sworn to before me, a Notary Public in and for the aforesaid jurisdiction this 26th day of February, 2009.



NOTARY PUBLIC

MY COMMISSION EXPIRES: August 31, 2011



36946 290

AFFIDAVIT AS TO TOTAL PAYMENT

THE undersigned certifies under the penalties of perjury, that the following is true to the best of my/our knowledge, information and belief, in accordance with § 10-912(b)(2) of the Tax-General Article of the Annotated Code of Maryland, (the "Withholding Law"):

1) That I am/we are the transferor(s), [or agent of the transferor(s) if so indicated], of that real property described in the accompanying deed.

2) The amount of total payment for the purpose of the Withholding Law is \$204,839.00. This amount is to be audited by a court appointed Auditor pursuant to Maryland Rule 2-543.

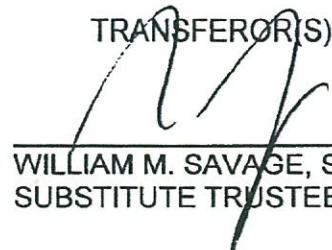
3) That pursuant to § 10-912(d)(3) said transfer is exempt as it is transferred pursuant to a foreclosure.

Dated this 20th day of February, 2009

WITNESS:



TRANSFEROR(S)


WILLIAM M. SAVAGE, SOLE ACTING
SUBSTITUTE TRUSTEE

LIBER 36946

FOLIO 291

NOT USED

30227 349

WITNESS the hands and seals of the Party of the First Part:


William M. Savage, SOLE ACTING SUBSTITUTE
TRUSTEE

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to wit:

I, Sharon L. Huddleston, a notary public for the Commonwealth of Virginia, at large, do hereby certify that William M. Savage, Attorney, SOLE ACTING SUBSTITUTE TRUSTEE, as aforesaid, is personally well known to me and personally appeared before me and acknowledged the foregoing Deed to be his/her act and deed.

Given under my hand this 9th day of December, 2008

My commission expires: April 30, 2010


Notary Public

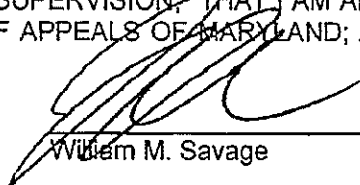


Tax-Exempt per 12 U.S.C. § 1452(e) Exempt From Maryland Withholding Requirements of Section 10.912 Tax
General Article Pursuant to Section 10-912(d)(3)(i) as a Foreclosure Transfer

30227 351

AFFIDAVIT OF CONSIDERATION
ATTORNEY'S CERTIFICATE

I, William M. Savage, HEREBY CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE ACTUAL CONSIDERATION PAID OR TO BE PAID FOR THE AFOREGOING CONVEYANCE, INCLUDING THE AMOUNT OF ANY MORTGAGE OR DEED OF TRUST ASSUMED BY THE GRANTEE, IS IN THE SUM TOTAL OF \$371,000.00; THAT THE FOREGOING DEED WAS PREPARED UNDER MY SUPERVISION; THAT I AM AN ATTORNEY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND; AND THAT I AM ONE OF THE PARTIES TO THIS INSTRUMENT.



William M. Savage

Return to: SHAPIRO & BURSON, LLP
13135 LEE JACKSON HIGHWAY
SUITE 201
FAIRFAX, VA 22033

30227 350

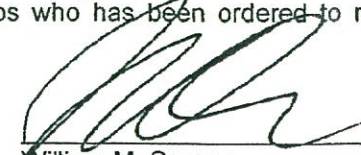
SCHEDULE "A"

Unit No. 68, in a Horizontal or Condominium Regime entitled, "Condominium Plat, Phasing Plan, Phase 39, Building 38, RETREAT AT FAIRWOOD TOWNHOME CONDOMINIUM", as per plats thereof recorded among the Land Records of Prince George's County, Maryland, in Condominium Plat Book RHP 214, At Plats 44 THROUGH 46, established pursuant to the provisions of Title 11, Section 11-101 et seq. of the Real Property Article of the Annotated Code of Maryland, and pursuant to the provisions of Declaration and By-Laws made by Rock Gorge at Fairwood, LLC, a Maryland limited liability company, recorded April 5, 2004 in Liber 19232, Folio 736, and amendments and/or supplements thereto. TOGETHER WITH an undivided percentage interest in the common elements of said Regime in accordance with said Declaration and By-Laws as may be amended or revised from time to time. Tax Account No.

30227 352

AFFIDAVIT OF NON-MILITARY STATUS

I, William M. Savage, being first duly sworn on oath, depose and say that I am the agent of INDYMAC BANK F.S.B., and that to the best of my belief PAMELA BALL, is/are not in the military service of the U.S.; is/are not in the military service of any ally of the U.S.; has/have not been ordered to report for induction under the Selective Training and Service Act of 1940, as amended; is/are not a member of the Enlisted Reserve Corps who has been ordered to report for military service.



William M. Savage

STATE OF VIRGINIA
COUNTY OF FAIRFAX

Subscribed and sworn to before me, a Notary Public in and for the aforesaid jurisdiction this 9th day of December, 2008.



NOTARY PUBLIC

MY COMMISSION EXPIRES: April 30, 2010

